

Project Narrative for Zoning Variance for Parcel ID 588635

Project Description

This project involves the construction of a new single-family residence with an attached dwelling unit on a corner lot located in Snoqualmie Pass, Kittitas County, Washington, Parcel ID 588635. The proposed structure is designed to comply with the majority of the zoning code requirements set forth by Kittitas County. However, due to the specific requirements of the local Homeowners Association (HOA), we would like to request a small variance from the front setback requirement.

The specific variance request is to reduce the front setback requirement from 25' to 20' on the Hyak-facing side of the property. This adjustment is necessary to accommodate the 10' rear setback requirement imposed by the HOA to ensure structural integrity and safety in the region's heavy snowfall conditions between properties.

Variance Justification

To justify this variance request, we will address each of the four criteria outlined in KCC 17.84.10:

A. Unusual Circumstances or Conditions:

- **Unique Lot Configuration:** The property is a corner lot with two significant front setbacks per Kittitas County, HOA considers the Hyak facing front as a 15' side setback. This creates a unique challenge in balancing the requirements of both the county and the HOA.
- **Significant Snow Load Requirements:** The HOA's stringent snow load regulations necessitate a larger rear setback than what is typically required by the county code.
- **The property line adjacent to Hyak Road is 22 feet from the edge of the road,** this could help exceed the minimum setback requirement. This existing condition further supports the need for a variance to address the unique challenges posed by the HOA's regulations.

B. Preservation of Substantial Property Right:

- **Compliance with HOA Regulations:** The variance will enable us to comply with the HOA's regulations, which are essential for maintaining property values and community standards.
- **Property Value and Use:** Granting this variance will allow us to maximize the usable space on the property, enhancing its value and utility.

C. No Detriment to Public Welfare:

- **Compliance with Building Codes and Standards:** The project will adhere to all applicable building codes and standards, ensuring public safety and welfare.
- **Minimal Impact on Surrounding Properties:** The proposed variance will not negatively impact the character of the neighborhood or the rights of neighboring property owners.

D. Alignment with Comprehensive Development Pattern:

- **Preservation of Neighborhood Character:** The proposed design respects the overall character of the neighborhood and contributes positively to the community.
- **Efficient Land Use:** The variance will allow for efficient use of the lot, maximizing its potential while minimizing environmental impact.

By granting this variance, the Kittitas County Planning Commission will allow for the development of a property that is both functional and aesthetically pleasing, while also ensuring compliance with local regulations and community standards.